172.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,131,600 / 1,131,600
					USE VALUE:	1,131,600 / 1,131,600
					ASSESSED:	1,131,600 / 1,131,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON DAVID S/TRUSTEE
Owner 2:	WOLLASTON REALTY TRUST
Owner 3:	
Street 1:	28 MEADOWBROOK RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	WILSON DAVID S -
Owner 2:	WILSON DARLENE -
Street 1:	28 MEADOWBROOK RD
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1909, having primarily Vinyl Exterior and 3462 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8750.000	649,100	4,700	477,800	1,131,600
Total Card	0.201	649,100	4,700	477,800	1,131,600
Total Parcel	0.201	649,100	4,700	477,800	1,131,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.84 | /Parcel: 326.8

Legal Description

User Acct 114600

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/25/18

!13380!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	649,100	4700	8,750.	477,800	1,131,600	1,131,600	Year End Roll	12/18/2019
2019	104	FV	502,300	4700	8,750.	477,800	984,800	984,800	Year End Roll	1/3/2019
2018	104	FV	502,300	4700	8,750.	423,200	930,200	930,200	Year End Roll	12/20/2017
2017	104	FV	470,700	4700	8,750.	354,900	830,300	830,300	Year End Roll	1/3/2017
2016	104	FV	470,700	4700	8,750.	354,900	830,300	830,300	Year End	1/4/2016
2015	104	FV	391,600	4700	8,750.	307,100	703,400	703,400	Year End Roll	12/11/2014
2014	104	FV	391,600	4700	8,750.	296,900	693,200	693,200	Year End Roll	12/16/2013
2013	104	FV	407,400	4700	8,750.	282,600	694,700	694,700		12/13/2012

PRINT

Date	Time
12/11/20	03:20:53

LAST REV

Date	Time
10/02/18	14:20:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON DAVID S,	69984-264		9/26/2017	Convenience	99	No	No		
WILSON BARBARA	69981-520		9/26/2017	Convenience	99	No	No		
WILSON BARBARA	60645-188		12/4/2012	Convenience	99	No	No		
WILSON BARBARA	58472-345		2/13/2012	Convenience	99	No	No		
WILSON BARBARA	55328-510		9/8/2010	Convenience	99	No	No		
	8139-511		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2015	924	Manual	25,000		7/9/2015			Install new kitche
10/31/2005	1012	Redo Kit	10,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 477,750 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.95327097
Const Adj.:	0.99989998
Adj $ / SQ:	152.508
Other Features:	122250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797446
Depreciation:	148325
Depreciated Total:	649121

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

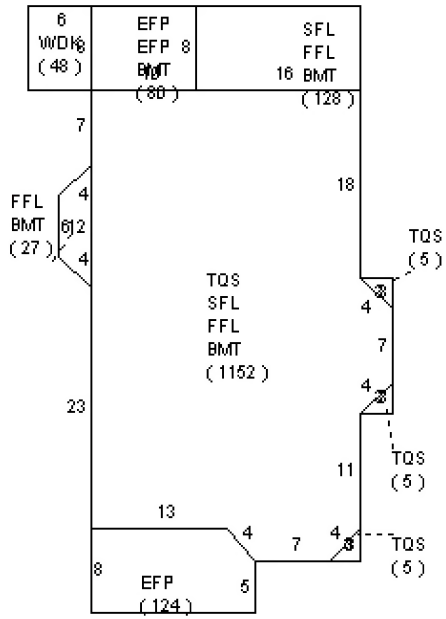
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.76
Special Features:	0	Val/Su Net:	125.28
Final Total:	649100	Val/Su SzAd	187.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,387	45.750	63,459
FFL	First Floor	1,307	152.510	199,328
SFL	Second Floor	1,280	152.510	195,210
TQS	3/4 Story	875	152.510	133,483
EFP	Enclos Porch	284	36.810	10,453
WDK	Deck	48	16.000	768

Net Sketched Area: 5,181 | Total: 602,701

Size Ad 3462.25 | Gross Are 5473 | FinArea 3462

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc